

089.0

0001

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

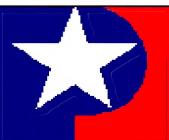
860,000 / 860,000

USE VALUE:

860,000 / 860,000

ASSESSED:

860,000 / 860,000


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
36-38		HEMLOCK ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CLI-HEM INVESTMENT LLC	
Owner 2:	
Owner 3:	

Street 1: 31 RUSSELL RD	
Street 2:	

Twn/City: WINCHESTER	
St/Prov: MA	Cntry:
Postal: 01890	Type:

PREVIOUS OWNER	
Owner 1: XIONG WENNAN & LU JUN -	
Owner 2: -	

Street 1: 39 GRANT AVENUE	
Twn/City: WATERTOWN	

St/Prov: MA	Cntry:	
Postal:		

NARRATIVE DESCRIPTION	
This parcel contains 6,496 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Aluminum Exterior and 2376 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6496		Sq. Ft.	Site		0	70.	0.95	5									430,415						430,400	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										56085
										GIS Ref
										GIS Ref
										Insp Date
										10/16/18

PREVIOUS ASSESSMENT										Parcel ID	089.0-0001-0014.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2020	104	FV	429,800	0	6,496.	430,400	860,200	860,200	Year End Roll	12/18/2019			
2019	104	FV	335,600	0	6,496.	436,600	772,200	772,200	Year End Roll	1/3/2019			
2018	104	FV	335,600	0	6,496.	325,900	661,500	661,500	Year End Roll	12/20/2017			
2017	104	FV	315,000	0	6,496.	295,100	610,100	610,100	Year End Roll	1/3/2017			
2016	104	FV	315,000	0	6,496.	282,800	597,800	597,800	Year End	1/4/2016			
2015	104	FV	318,900	0	6,496.	239,800	558,700	558,700	Year End Roll	12/11/2014			
2014	104	FV	318,900	0	6,496.	227,500	546,400	546,400	Year End Roll	12/16/2013			
2013	104	FV	331,700	0	6,496.	216,400	548,100	548,100		12/13/2012			

TAX DISTRICT										PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes		
XIONG WENNAN &	67406-246		6/10/2016	Convenience		1	No	No				
ABBOTT JAMES C	64497-98		11/12/2014	Estate/Div		470,000	No	No	JAMES C ABBOTT D.O.D. 4/25/1994 BK 64497 PG 9			
	13096-659		11/22/1976			50,000	No	No	N			

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name		
8/17/2017	1053	Re-Roof	8,591	C					10/16/2018	MEAS&NOTICE	CC	Chris C		
									6/5/2015	Sales Review	PT	Paul T		
									5/14/2015	SQ Returned	MM	Mary M		
									3/25/2009	Measured	197	PATRIOT		
									1/21/2000	Measured	163	PATRIOT		
									12/1/1981		MM	Mary M		
										Sign:	VERIFICATION OF VISIT NOT DATA			

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 13 - Multi-Garden	2	Rating: Average																	
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:														
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 3 - Aluminum				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1 - Gable																			
Roof Cover: 1 - Asphalt Shgl																			
Color: GREEN																			
View / Desir:																			
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>											
Grade: C - Average				Kits: 2	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 2									
Year Blt: 1925	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
Alt LUC:		Alt %:		Fpl:	Rating:			Other											
Jurisdct:		Fact: .		WSFlue:	Rating:			Upper											
Const Mod:								Lvl 2											
Lump Sum Adj:								Lvl 1											
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>Lower</b>											
Avg Ht/FL: STD				Location:				Totals	RMs: 10	BRs: 4	Baths: 2	HB							
Prim Int Wall: 2 - Plaster				Total Units:															
Sec Int Wall:		%		Floor:															
Partition: T - Typical				% Own:															
Prim Floors: 3 - Hardwood				Name:															
Sec Floors:		%																	
Bsmnt Flr: 12 - Concrete																			
Subfloor:																			
Bsmnt Gar:																			
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 1 - Oil																			
Heat Type: 5 - Steam																			
# Heat Sys: 2																			
% Heated: 100		% AC:																	
Solar HW: NO	Central Vac: NO																		
% Com Wall	% Sprinkled:																		
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:							
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 089.0-0001-0014.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:					Total Special Features:								Total:					
8	16	6	6	(88)															
44	UAT	SFL	FFL	BMT	(1056)														
8	24	EFP	OFF	(192)	24														
9																			
<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>															
Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten									
BMT	Basement	1,056	57.340	60,546	UAT	100	FLA	100											
FFL	First Floor	1,056	191.120	201,820															
SFL	Second Floor	1,056	191.120	201,820															
OPF	Open Porch	384	20.380	7,826															
UAT	Upper Attic	264	133.780	35,318															
EFP	Enclos Porch	192	40.580	7,791															
	Net Sketched Area:	4,008	Total:	515,121															
Size Ad	2112	Gross Are	4800	FinArea	2376														
<b>IMAGE</b>				<b>AssessPro Patriot Properties, Inc</b>															
																			